

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
DECEMBER 12, 2017**

Present: Tom Sand, Sally Schultz, Jane Bohlman, Toni Walsh, Robert Whipps, Jeff Will

Absent: None

Also Present: Lucinda Meyers, City Planner, Kathleen Hammer, Planner/Community Development Specialist, Mary Kennedy, Planning Intern

1.0 CALL TO ORDER

6:30 p.m.

2.0 APPROVE AGENDA

Motion Whipps second Bohlman to approve agenda. Vote all ayes. Motion approved.

3.0 APPROVAL OF MINUTES

A. November 14, 2017

4.0 NEW BUSINESS

A. Application for Commission Vacancy - Jesse Masloski

Application presented by Planner Meyers.

Commissioner Toni Walsh asked the applicant his reason for applying for the Planning Commission position. The applicant responded that there was no one particular thing, but that he was interested in being involved and in taking more responsibility for the community.

Motion Robert Whipps second Toni Walsh to recommend approval (4.0 A) Motion approved.
All ayes.

B. Application for Commission Vacancy - Sally Schultz

Application presented by Planner Meyers.

Commissioner Jeff Will asked the applicant whether she still found the Planning Commission to be rewarding and what encourages her to continue.

Commissioner Schultz expressed that her continued involvement on the Planning Commission keeps her connected to the community, provides her with needed opportunities for intelligent

conversation and gets her out of the house. Schultz added that she is passionate about contributing to Jordan and that she enjoys watching it thrive.

Motion Jane Bohlman second Toni Walsh to recommend approval (4.0 B) Motion approved. All ayes.

C. Application for Commission Vacancy - Jane Bohlman

Application presented by Planner Meyers.

Motion Robert Whipps second Jeff Will to recommend approval (4.0 C) Motion approved. All ayes.

D. 2017 Annual Report

Planner Meyers presents staff report.

E. Concept Plan for Townhome Development on Broadway Street N

Planner Meyers introduced the Broadway Street N Townhome Concept Plan. Meyers indicated the subject property is zoned Highway Commercial (C-3) and that the project would require an amendment to the Comprehensive Plan and rezoning to Townhouse and Multifamily Residential (R-3). The plan features thirteen (13) townhome units situated between highway 21 and the railroad tracks, with industrial development adjacent to the north and single-family residences and a storage facility to the immediate south.

Todd Christenson (the applicant) presented an overview of the concept plan to the Commission and showed images of the style of townhouse that he has in mind for the property. The images show a two-story townhome with a brick façade and a garage on the backside. Christenson requested the Commission's feedback.

Commissioner Whipps inquired about private drive. Christenson stated that he completed a project in Centerville where the City took over the road after it was made to be wider in order to fit the standards of a public roadway. Christenson added that this transaction occurred between the home owner's association and the City.

Commissioner Whipps inquired into the location of the existing townhome product in Blaine and the price they're being sold for. Christenson stated that the units in Blaine are being rented, and that the intention in Jordan is to sell them in the \$200,000 to \$225,000.00 price range. He stated that the price will depend on aesthetics including granite countertops for example. Christenson stated that the landowner is not interested in renting.

Chair Sand asked if there will there be subsidies or if the product would be suitable for seniors.

Christenson indicated they would be market rate and not necessarily geared for the senior housing market as they are two stories. Christenson noted Jordan is lacking in single-level attached senior housing options and that he is fond of that idea but not with the constraints of this particular site.

Commissioner Walsh stated that she is concerned about the price and believes that the development would be more suitable as rental properties. Walsh inquired whether the applicant could successfully market the units. Christenson stated that they could. And that they owners could rent the units if they choose.

Commissioner Bohlman informed of the nearby underground spring in the area (near the railroad tracks).

Commissioner Will inquired about an unspecified property nearby and whether it had received funds for redevelopment such as TIF. Staff stated they were unaware of such funds. Will expressed interest in a commercial or mixed-use project as opposed to residential. Christenson indicated he has worked with properties with ground level commercial and residential second floor and above, for example in the City of St. Johns. Will requested the applicant consider developing the site commercial, per the City's zoning ordinance. Christenson agreed to Will's request and argued that he doesn't see commercial as the best fit for the property.

Commissioner Whipps asked staff how many developable townhome lots are currently available in Wexford Square. Planner Meyers stated that there are roughly 12.

Chair Sand stated that the City has had a history with this site and that the last time a development was underway the developer had an issue with securing necessary funding. Sand inquired whether that could be an anticipated problem with this project. Christenson stated that the owner is very wealthy and money is no issue.

5.0 OLD BUSINESS

- A. Firearm/Weapons Proposed Ordinance Amendment to Chapter 121 of the City Code

Planner Hammer gives staff report on firearms proposed ordinance amendment.

Jeff Will inquires on examples for no mechanical/electric equipment; Robert Whipps indicated it would be like a transformer in your house to operate your business. Toni Walsh stated she appreciates that the applicant is willing to give up his entire privacy of himself and family to allow police and federal agencies to inspect premise at any time.

Chair Sand asked why is the applicant is interested in doing this? Planner Hammer explained that gun online sales offer a variety of different guns than you cannot purchase in a store, or guns you can purchase at a store but available for a better price. Online gun auctions are another example. Chair Sand confirmed the applicant would be more of a broker. Jeff Will explained the process

of purchasing a gun online and indicated a gun purchased online must be sent to an FFL dealer. He makes money by doing the transfer.

Jeff Will made a motion to recommend approval of the proposed ordinance as drafted to the City Council for 1st reading, Sally Schulz seconded. All Ayes.

6.0 PLANNER'S REPORT

- A. Next Regular Meeting- January 9, 2017
- B. General Update

Planners Meyers and Hammer updated the commission on recent activities and applications that have been acted on at the City Council.

7.0 CITY COUNCIL UPDATE

8.0 COMMISSIONER MEMBER UPDATE

9.0 ADJOURNMENT

Motion Toni Walsh second Robert Whipps to adjourn. Motion approved. Vote all ayes.

Tanya Velishek, Mayor

ATTEST:

Tom Nikunen, City Administrator